

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0710-DP-16	
Property Address	2744 East 146 th Street	
Petitioner	Thompson-Thrift Development	
Request	Development Plan and Site Plan Review of a proposed 45,000 square foot commercial structure on approximately 6.6 acres in the SB-PD District.	
Current Zoning	SB-PD	
Approximate Acreage	6.6	
Associated Petitions	0710-SIT-013	Site Plan Review
	0707-DP-09	National Bank of Indianapolis DPR
	0707-SIT-07	National Bank of Indianapolis Site Plan
	0703-DP-04	Cool Creek Village Admin Approval
	0703-SIT-02	Cool Creek Village Site Plan
	0701-DP-01	Cool Creek Village Admin Approval
	0701-SIT-01	Cool Creek Village Site Plan
	0604-DP-09	Water Tower Place DPR
	0604-SPP-04	Water Tower Place Preliminary Plat
Exhibits	1) Staff Report, 10/22/07 2) Findings of Fact, 10/22/07 3) TAC Comments, 09/25/07 4) Petitioner's Exhibits, 10/08/07	

PROCEDURE

- Development Plan Review requires a Public Hearing.
- Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner
- Any denial must be justified in writing on the accompanying Finding of Fact sheet.
- No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

PETITION HISTORY – OCTOBER 22, 2007

The October 22, 2007 public hearing for this petition represents the first appearance before the Advisory Plan Commission.

ANALYSIS

This development plan review would provide for the development of a 45,000 square-foot commercial structure on the northern-most parcel within the Cool Creek Village integrated center. The property in question is approximately 6.6 acres in size and is currently unimproved with any above-ground structures. The subject property was part of the Water Tower Place development (0604-DP-09) and was approved for single-family attached residential development. This proposal for the subject property is for a health, fitness and exercise center.

Properties abutting the subject property to the north and east are improved with detached single-family dwellings and are included within two different single-family residential subdivisions (Bridlewood and Village Park Estates). Property abutting the subject property to the south is included within the Cool Creek Village integrated center, and is currently under construction at the time of this report. In addition, property abutting the subject property to the south is improved with a water tower. Property abutting the subject property to the west is improved with the Cool Creek Commons integrated center, and is separated from the subject property by floodway and Cool Creek. Property abutting the Cool Creek Village integrated center to the south is improved with a water tower and associated facilities, as well as a residential subdivision.

The parcel is located within the SB-PD (Special Business-Planned Development) District. Properties abutting the subject property to the north, south, east and west are also within the SB-PD District. Property abutting the Cool Creek Village integrated center to the south is located within the planning and zoning jurisdiction of the City of Carmel, and is located in Carmel's R-1 District. The Carmel R-1 District is identified as a low-density single-family residential district, characterized by lots with areas between 10,000 square feet and one acre.

The subject property would be accessed by the internal, private drive network of the Cool Creek Village integrated center.

DEVELOPMENT PLAN REVIEW

Development Requirements – General

Development Standards

The submitted plans comply with the applicable SB-PD zoning standards (WC 16.04.050, G), and no waiver requests are associated with this petition.

Overlay District

The subject property does not fall within any of the Town's overlay districts.

Subdivision Control

The subject property is not being subdivided for residential use; therefore, this development plan is not subject to the Subdivision Control Ordinance (WC 16.04.220).

Comprehensive Plan

The Westfield-Washington 2007 Comprehensive Plan identifies the subject property as located within a “Regional Commercial” area. The Comprehensive Plan recommends commercial development, and identifies “big-box-type retail, with one or more anchor stores” as the anticipated development pattern, and further states that “The character of these areas will include large, suburban-style buildings, usually in commercial centers that depend upon high traffic volumes” (page 49). The parcel that is the subject of this petition is located within a commercial integrated center consistent with the recommended development pattern.

Thoroughfare Plan

The Westfield Thoroughfare Plan identifies 146th Street as a Primary Arterial (p. 4-20). Previous development plans for the Cool Creek Village center have addressed the right-of-way needs for the center.

Traffic & Utilities

External traffic and vehicular access onto the public right-of-way has been addressed by previous development plans for the Cool Creek Village. The proposed street access points for the center have been designed and located so as to minimize safety hazards and congestion, and the capacity of adjacent streets is sufficient to safely and efficiently accept traffic generated by the new development. The applicable utilities have sufficient capacity to provide a satisfactory level of service to meet the needs of the proposed development, and the entrances, streets and internal traffic circulation facilities are compatible with existing and planned streets and adjacent development.

Development Requirements for Each District

Site Access and Circulation

Vehicular access to the subject property would be from the internal, private drive network of the Cool Creek Village integrated center. Vehicular access to the center would be from 146th Street and was approved under previous development plan approval (0701-DP-01). The petitioner’s plans would provide for safe and efficient movement of vehicles into and within the site (WC 16.04.165, D3a).

Internal crosswalks, pathways and sidewalks are depicted on the submitted plans. These pedestrian pathways would provide for safe and efficient internal pedestrian circulation within the subject site and within the integrated center. The required eight-foot (8’) wide multi-use asphalt path would be located within the 146th Street right-of-way. This path was approved under previous development plan approval (0701-DP-01). The petitioner’s plans would provide for safe and efficient movement of pedestrians into and within the site (WC 16.04.165, D31).

Landscaping

This petition includes a compliant landscaping plan for the proposed project, as demonstrated in the tables below.

The submitted plans depict compliant dumpster screening by using a six foot (6') masonry wall.

Because the subject property is part of an integrated center, no additional road frontage trees are required along 146th Street. Road frontage tree requirements for 146th Street have been met during previous development plan reviews (0701-DP-01 & 0707-DP-09).

On-Site

The subject property is approximately 6.6 acres. Buffer Yard plantings, Interior Parking Lot Island plantings and Perimeter Parking Lot plantings would count toward required On-Site plantings. The submitted landscaping plan depicts compliant On-Site plantings, as depicted in the table below.

	Required	Shown	+/-
Shade Trees (10/acre)	66	66	0
Ornamental or Evergreen Trees (10/acre)	66	87	+21
Shrubs (25/acre)	165	172	+7

Buffer Yards

The subject property abuts residential zoning and uses to the north and east and a 40-foot buffer yard is required with evergreen plantings. The submitted landscaping plan depicts compliant buffer yard plantings, as depicted in the table below.

NORTH – 40' yard (COM to SF)	Linear frontage	Required	Shown	+/-
Trees (1/30')	+/- 475'	32*	52	+20
Shrubs (5/30')	+/- 475'	32*	32	0

EAST – 40' yard (COM to SF)	Linear frontage	Required	Shown	+/-
Trees (1/30')	+/- 400'	28*	35	+7
Shrubs (5/30')	+/- 400'	27*	47	47

* The required Buffer Yard plantings were calculated using the substitution provision of 1:3 (tree:shrub) for 60% of the required evergreen shrubs. Without the substitution calculation, 16 evergreen trees are required and 80 evergreen shrubs are required for the north buffer yard; without the substitution calculation, 14 evergreen trees are required and 67 evergreen shrubs are required for the east buffer yard.

Interior Parking Lot Islands

The submitted plans comply with the percentage requirement of 10% landscaped islands within the parking areas. For 193 parking spaces, 3,860 square feet of landscaped islands is required. The plans depict 6,220 square feet of landscaped islands (2,360 square feet more than required). Each island meets the minimum landscaping requirements of 1 tree and 4 shrubs per island and other applicable development standards (WC 16.06.070, A1 and A2).

Perimeter Parking Lot

The eastern edge of the proposed parking lot encroaches both within a required yard and is located within 20 feet of a lot line; therefore, perimeter parking lot landscaping is required. The submitted landscaping plan depicts compliant perimeter parking lot plantings, as depicted in the table below.

EAST	Linear frontage	Required	Shown	+/-
Trees (1/30')	+/- 120'	5	12	+7
Shrubs (1/3')	+/- 120'	47	47	0

Parking

The submitted plans depict a common parking lot for the proposed fitness center and the approved multi-tenant building. The parking space requirements for the entire center have been met using common lots (WC 16.04.120, 2d). All spaces and drive aisles meet the minimum size requirements (WC 16.04.120, 2e and 2f). The fitness center requirement is a minimum of 225 spaces, and the multi-tenant building requirement is a minimum of 153 spaces, totaling a minimum of 378 spaces for the two structures. The submitted plans depict a total of 393 spaces for the two structures (15 spaces more than required). All proposed parking areas comply with all applicable parking lot standards.

Lighting

The filed development plans include a lighting plan that depicts compliant photometric foot-candle outputs, compliant fixtures, and compliant lighting pole heights.

Building Orientation

The submitted building elevations depict architectural detail and finishing on all sides of the proposed structure. Therefore, the facades of the structure that face the residential subdivisions to the north and east comply with the exterior finishing requirement (WC 16.04.165, D3e1).

The submitted plans indicate no need for a loading dock or space, and therefore do not depict any proposed loading docks or spaces (WC 16.04.165, D3e2).

The submitted plans do not depict any outdoor storage (WC 16.04.165, D3e3).

The submitted building elevations depict and note that the roof-mounted HVAC units will be completely screened from view (WC 16.04.165, D3e4).

Building Materials

The submitted building elevations depict plans that are compliant with the building materials requirements. Each facade has a minimum of two (2) materials, 60% of which is either brick or EIFS (WC 16.04.165, D3f2). The exterior of the proposed building also contains multiple colors and multiple textures on each facade.

PLAN DOCUMENTATION

Pending compliance with any conditions, the petitioner will have provided the required documents.

Required Plan	Original	Amended	Status
Site Plan	9/12/07	10/8/07	Compliant
Demolition Plan	9/12/07	10/8/07	Compliant
Overall Plan	9/12/07	10/8/07	Compliant
Landscape Plan	9/12/07	10/8/07	Compliant
Lighting Plan	9/12/07	10/8/07	Compliant
Building Elevations	9/12/07	10/8/07	Compliant
Access & Circulation	9/12/07	10/8/07	Compliant

PROCEDURES

The petitioner has followed all required procedures.

Required Procedure	Original	Status
Pre-Filing Conference	9/5/07	Compliant
Fees	9/12/07	Paid
Legal Description	9/12/07	Compliant
Consent Form	NA	NA
Contact Sheet	9/12/07	Compliant
TAC	9/26/07	Compliant
Notice - Sign on site	10/1/07	Compliant
Notice- Newspaper	10/1/07	Compliant
Notice -Mail	9/21/07	Compliant
Submit Revisions	10/8/07	Compliant

FINDINGS OF FACT

See attached.

RECOMMENDED MOTION

Approve 0710-DP-16 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

KMT

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0710-DP-16
Property Address	2744 East 146 th Street
Petitioner	Thompson-Thrift Development
Request	Development Plan and Site Plan Review of a proposed 45,000 square foot commercial structure on approximately 6.6 acres in the SB-PD District.
Current Zoning	SB-PD
Approximate Acreage	6.6

FINDINGS OF FACT

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Finding: The Westfield-Washington 2007 Comprehensive Plan identifies the subject property as located within a “Regional Commercial” area. The Comprehensive Plan recommends commercial development, and identifies “big-box-type retail, with one or more anchor stores” as the anticipated development pattern, and further states that “The character of these areas will include large, suburban-style buildings, usually in commercial centers that depend upon high traffic volumes” (page 49). The parcel that is the subject of this petition is located within a commercial integrated center consistent with the recommended development pattern.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

Finding: Pending compliance with any conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
<hr/> Jim Carey	<hr/> Jim Carey	<hr/> Jim Carey
<hr/> Gloria Del Greco	<hr/> Gloria Del Greco	<hr/> Gloria Del Greco

Robert Horkay	Robert Horkay	Robert Horkay
Ginny Kelleher	Ginny Kelleher	Ginny Kelleher
Ken Kingshill	Ken Kingshill	Ken Kingshill
Joe Plankis	Joe Plankis	Joe Plankis
William Sanders	William Sanders	William Sanders
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric
Carolyn Stevenson	Carolyn Stevenson	Carolyn Stevenson

ATTEST:

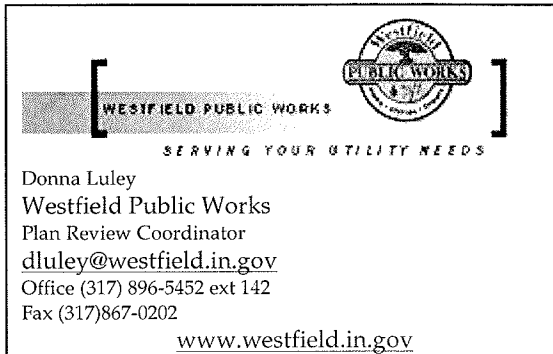
Plan Commission Secretary, _____

If voting against, please state which portion of the Finding of Fact is in error and state any and all reasons why in the space below:

Kevin Todd

From: Donna Luley
Sent: Wednesday, October 10, 2007 3:24 PM
To: Kevin Todd
Subject: RE: LA Fitness

The items we have do not require a letter and can be changed easily. The items we have are minute so it would be o.k. for this project to proceed to the APC.



From: Kevin Todd
Sent: Wednesday, October 10, 2007 9:41 AM
To: Donna Luley
Subject: LA Fitness

Donna,
Can you please provide me with a copy of your TAC review letter for the LA Fitness project? Also, can you provide me with a letter stating that it is ok for this project to proceed to the APC. If you could provide this information today, I would appreciate it because APC packets are going out this afternoon.
Thanks!

Kevin M. Todd, AICP
Planner I

Town of Westfield
Community Development Department
130 Penn Street
Westfield, Indiana 46074

Phone: 317.896.5577
Fax: 317.896.2791
Email: ktodd@westfield.in.gov
Website: www.westfield.in.gov

10/10/2007



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

September 25, 2007

American Structurepoint, Inc.
ATTN: Bill Butz
7260 Shadeland Station
Indianapolis, IN 46256-3917
VIA FACSIMILE: 543-0270

RE: Cool Creek Village

Dear Mr. Butz:

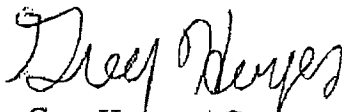
We have reviewed the construction plans submitted to the Hamilton County Surveyor's Office on September 12, 2007 for this project and have the following comments:

1. This project falls within the incorporated area and MS4 jurisdiction of the Town of Westfield.
2. This proposed project DOES NOT fall in a Westfield Watershed Protection Area.
3. This project does fall in Cool Creek Regulated Drain watershed.
4. Please provide bank armorment protection (HCSO Detail O-4) at the end of the site outlet per our standard detail. Also, HCSO does not recommend debris guards on the outfall end of an outlet pipe, as it can trap debris in the pipe.
5. Was the Cool Creek flood water taken into account as backwater to the dry detention basin? It must be taken into account or backwater protection (flap gate) need to be shown to prevent the backwater into the basin.
6. The fill in the floodplain review will be completed by Clark Dietz after the Developers Statement of Financial Responsibility has been submitted to HCSO. Once Clark Dietz has provided a positive review of the project, the variance request will be set at the next available Drainage Board meeting for a review hearing.

7. Hamilton County Ordinance 4-26-99-C(4) requires improvements to the Cool Creek Regulated Drain along the project boundary. These improvements will included, but not limited to, debris and flowline obstruction removal, tree clearing from top of bank to top of bank, and stream bank erosion repair and stabilization.
8. Please schedule an on-site meeting with the engineering firm, developer, contractor (if selected) and this office to determine the scope of work for the required improvements to Cool Creek.
9. The general items that will be discussed at the meeting, as requested above, are the stabilization of the floodplain area, creating positive drainage of the floodplain area, removal of the chain link fence along the northern side of the property, and minor removal of debris in the floodplain/flowline of the stream.
10. Please note that the cover on the 48" Village Park Estates Arm is very minimal in some spots and if additional cover can be placed over the pipe it would be supported by HCSO, as long as it is in compliance with all other regulatory agencies.
11. Any changes to the elevations of the Village Park Estates Arm (TCs) will need to be recertified back to HCSO for updating in our as-built GIS system.
12. Please note the additional comments may be warranted at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,



Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley – Town of Westfield
Al Salzman – Town of Westfield
Dave Lucas – HCHD
Ashley Boyd – Thompson Thrift
Hans Peterson – Clark Dietz

Kevin Todd

From: Greg Hoyes [grh@co.hamilton.in.us]
Sent: Tuesday, October 09, 2007 8:19 AM
To: Kevin Todd
Cc: Bill Butz; Donna Luley; Harry Nikides; Pete White
Subject: Re: Cool Creek Village, Phase II

Kevin

I just got back in the office after being out for a few days. At this point, I still can not give a answer the plans are ok. Our consultant is still reviewing the fill in the floodplain and it could not go to the Drainage Board until at least October 22. As I stated in the TAC meeting, the Drainage Board has made a prior commitment to approve this if they meet the requirements, so it will be "approved" once they get all the issues resolved with our consultant. The only thing that would be affected would be the grading and earthmoving west of the parking lot. So from the APC point, I see no reason this can not move forward. I will work with WDPW as to not approve the plans until we are sure the compensation for the floodplain fill is correct and we have blessed it. Does that work for everyone? If you have any questions, please let me know.

Greg Hoyes
HCSO Plan Reviewer

>>> "Kevin Todd" <ktodd@westfield.in.gov> 10:06 AM Friday, October 05,
>>> 2007 >>>

Greg,
Does your office have any outstanding issues with the LA Fitness petition? From your perspective, can this petition move forward to the APC?
Thanks.

Kevin M. Todd, AICP
Planner I

Town of Westfield
Community Development Department
130 Penn Street
Westfield, Indiana 46074

Phone: 317.896.5577
Fax: 317.896.2791
Email: ktodd@westfield.in.gov
Website: www.westfield.in.gov

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number	0710-SIT-013	
Property Address	2744 East 146 th Street	
Petitioner	Thompson-Thrift Development	
Request	Development Plan and Site Plan Review of a proposed 45,000 square foot commercial structure on approximately 6.6 acres in the SB-PD District.	
Current Zoning	SB-PD	
Approximate Acreage	6.6	
Associated Petitions	0710-DP-16	Development Plan Review
	0707-DP-09	National Bank of Indianapolis DPR
	0707-SIT-07	National Bank of Indianapolis Site Plan
	0703-DP-04	Cool Creek Village Admin Approval
	0703-SIT-02	Cool Creek Village Site Plan
	0701-DP-01	Cool Creek Village Admin Approval
	0701-SIT-01	Cool Creek Village Site Plan
	0604-DP-09	Water Tower Place DPR
	0604-SPP-04	Water Tower Place Preliminary Plat

Exhibits 1) Staff Report, 10/22/07

PETITION HISTORY – OCTOBER 22, 2007

The October 22, 2007 public hearing for this petition represents the first appearance before the Advisory Plan Commission.

ANALYSIS

This development plan review would provide for the development of a 45,000 square-foot commercial structure on the northern-most parcel within the Cool Creek Village integrated center. The property in question is approximately 6.6 acres in size and is currently unimproved with any above-ground structures. The subject property was part of the Water Tower Place development (0604-DP-09) and was approved for single-family attached residential development. This proposal for the subject property is for a health, fitness and exercise center.

Properties abutting the subject property to the north and east are improved with detached single-family dwellings and are included within two different single-family residential subdivisions (Bridlewood and Village Park Estates). Property abutting the subject property to the south is included within the Cool Creek Village integrated center, and is currently under construction at the time of this report. In addition, property abutting the subject property to the south is improved with a water tower. Property abutting the

subject property to the west is improved with the Cool Creek Commons integrated center, and is separated from the subject property by floodway and Cool Creek. Property abutting the Cool Creek Village integrated center to the south is improved with a water tower and associated facilities, as well as a residential subdivision.

The parcel is located within the SB-PD (Special Business-Planned Development) District. Properties abutting the subject property to the north, south, east and west are also within the SB-PD District. Property abutting the Cool Creek Village integrated center to the south is located within the planning and zoning jurisdiction of the City of Carmel, and is located in Carmel's R-1 District. The Carmel R-1 District is identified as a low-density single-family residential district, characterized by lots with areas between 10,000 square feet and one acre.

The subject property would be accessed by the internal, private drive network of the Cool Creek Village integrated center.

RECOMMENDED MOTION

Approve 0710-SIT-013 with the following condition:

1. That the petitioner complies with any conditions of 0710-DP-16 prior to the issuance of an ILP for the subject property.

KMT